

**PB# 74-27**

**Grace Elson**

Grace Elson

14-27

# GENERAL RECEIPT

Town of New Windsor, N. Y.

No 2060

74-27

Received of Shirley Woodmonteufel - da. Planning Board Aug. 15 1974  
One Hundred Fifty and 00/100 \$150.00 Dollars

For Subdivision fees Re: Grace Olson

## DISTRIBUTION:

FUND	CODE	AMOUNT
check # 003250		
Inter County Bank		

Town Clerk  
TITLE

BY John M. Trubrah

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14607



Oxford

STOCK No. 1153 1/3

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MADE IN U.S.A.



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

July 29, 1974

Hadaway & Striphas, Attorneys  
160 Main Street  
Goshen, New York 10924

RE: Mrs. Grace Elson

Gentlemen:

The Planning Board has checked the pre-preliminary layout of the parcel of land owned by Mrs. Grace Elson located on the southerly side of Route 207 that she wishes to convey to the adjoining property owner and agrees that she may prepare a subdivision plat meeting the requirements of the Board and present them.

The Planning Board meets on August 14, 1974 and Mrs. Elson has been placed on the Agenda. The meeting starts at 7:30 p.m. and she is number 3 on the agenda.

Respectfully,

*Joseph Loscalzo*  
JOSEPH LOSCALZO  
CHAIRMAN

JL:sh

*Received  
June 20-1974  
S*

**HADAWAY & STRIPHAS**  
ATTORNEYS AT LAW

160 MAIN STREET, GOSHEN, NEW YORK 10924  
POST OFFICE BOX 180

THOMAS R. HADAWAY  
PETER G. STRIPHAS

(914) 294-6177

June 17, 1974.

Planning Board of the Town of New Windsor  
Town Hall  
555 Union Avenue  
New Windsor, New York

Dear Sirs:

We are attorneys for Mrs. Grace Elson who owns a parcel of land located on the Southernly side of Route 207 in the Town of New Windsor containing approximately 5 acres of land.

A survey of Mrs. Elson's property is enclosed herewith. The parcel which she owns is outlined in black ink. She would like to convey to the adjoining property owner, Charles F. Coombs, the parcel shown on the survey, which is triangular in shape and is colored red.

I would appreciate it very much if the Planning Board would discuss this proposal at its next meeting and advise me whether it would look with favor upon the proposed subdivision.

If the pre-preliminary layout meets with the approval of the Board, Mrs. Elson will undoubtedly engage a surveyor for the purpose of preparing a subdivision plat meeting the requirements of the Planning Board.

I shall await your reply.

Yours truly,

HADAWAY & STRIPHAS

By:



PGS/er  
Encls.

Date August 8, 1974

Application No. \_\_\_\_\_

**APPLICATION FOR SUBDIVISION APPROVAL**

**Town of New Windsor, 555 Union Avenue, Orange County, N.Y.**

**Tel: 565-8808**

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

- Survey of Parcel "B" Lands of Grace Elson to
1. Name of subdivision be conveyed to Charles Coombs.
  2. Location Southerly side of Twin Arch Road, Town of New Windsor
  3. Acreage 963 1000 of an A
  4. Number of lots Two
  5. Zone General Business
  6. Name & address of subdivider Grace Elson  
1 Twin Arch Road, Rock Tavern, New York
  7. Name & address of record owner of land Grace Elson  
1 Twin Arch Road, Rock Tavern, New York
  8. Present and intended uses Vacant land

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

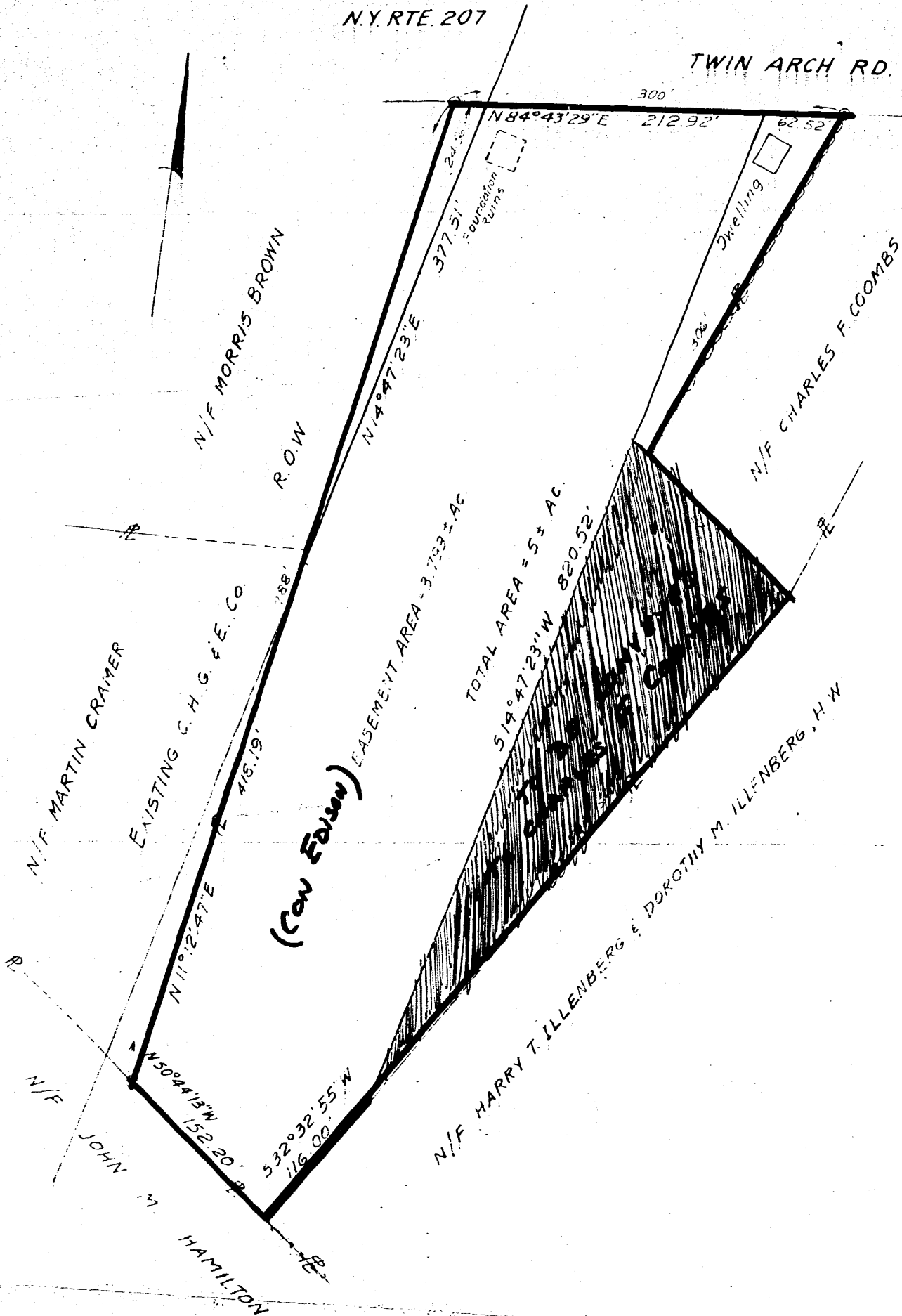
Signature of applicant

Grace Elson  
Grace Elson

Adopted 10/5/70

N.Y. RTE. 207

TWIN ARCH RD.



SURVEY OF  
RIGHT OF WAY ACQUIRED FROM

GRACE ELSON

SITUATE AT

TOWN OF NEW WINDSOR, ORANGE CO. N.Y.

BY

THE CONSOLIDATED EDISON COMPANY OF N.Y.

DATE 5-29-74

SCALE 1"=100'

SURVEYED BY

LOCKWOOD, KESSLER & BARTLETT, INC.  
CONSULTING ENGINEERS

LOCKWOOD, KESSLER & BARTLETT, INC.  
CONSULTING ENGINEERS SYOSSET, L.I., N.Y.

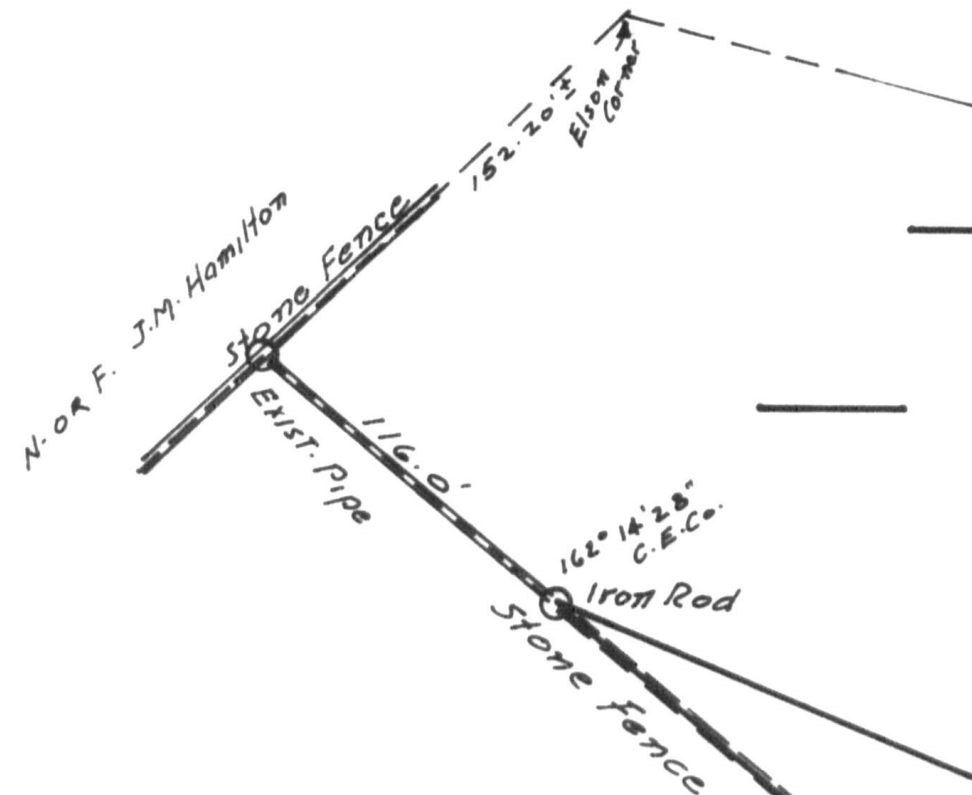
BY

*Richard W. Carlson*  
RICHARD W. CARLSON

N.Y.S.L.S. # 46505

LKR-9542-02



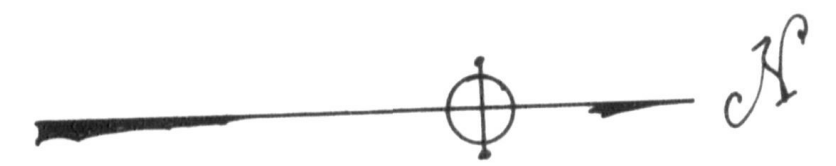


# Survey of Parcel "B" — Lands of Grace Elson —

— To be conveyed to Charles Coombs —  
 — Town of New Windsor Orange County N.Y. —

by Theodore Jargstorff #11241- L.S. August 4<sup>th</sup> 1974

SCALE 1" = 60 ft



S- 24° 40' 18" W 545.03' ±  
 Contains Parcel "B"  
 41932 Sq Ft. = 0.963 / 1000 Acre  
 N- 42° 25' 50" E 504.50' ±  
 N.O.F. D.M. Illenberg

Easement granted by Grace Elson to Consolidated Edison  
 Remaining Lands of Grace Elson  
 N- 33° 52' 45" E 306.78' ±  
 Stone Fence  
 Elson's Corner

Stone Fence 166.85' ±  
 N- 42° 35' 10" W 144.36' ±  
 EXIST PIPE  
 Lands now of Charles Coombs  
 (formerly Illenberg)  
 Contains 49203 Sq Ft. = 1.130 / 1000 Acre  
 (Previous survey this lot, by Edward Barbieri L.S.)  
 S- 31° 52' 30" W 422.71' ±  
 50 Ft. wide R.O.W. Illenberg  
 N.O.F. Illenberg

TO Route 207  
 TWIN ARCH ROAD